HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatoon CMA

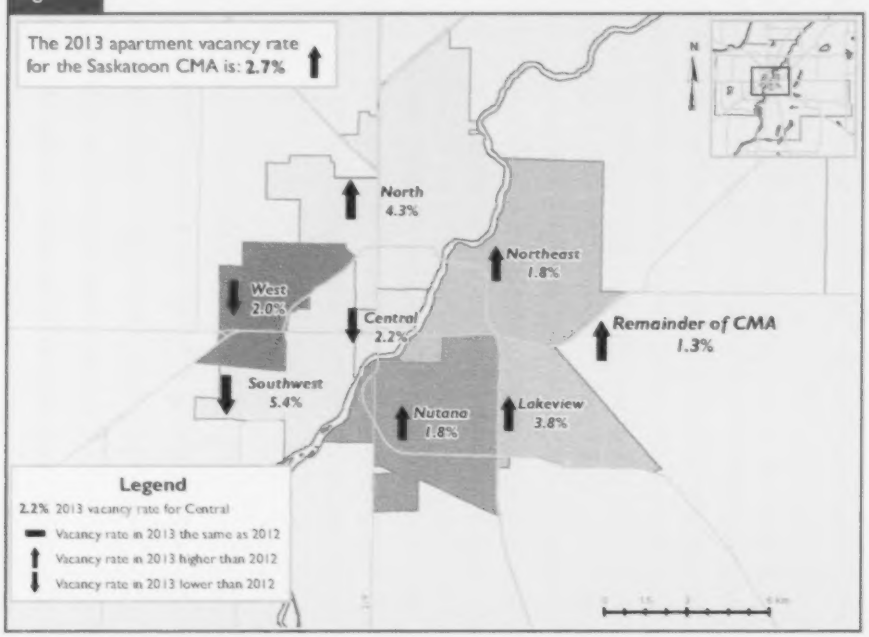
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- In the primary rental market, the vacancy rate in Saskatoon's privately-initiated rental apartments was 2.7 per cent in October 2013 compared to 2.6 per cent in October 2012.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Saskatoon CMA was $1,041 in October 2013.
- In rental structures common to both the 2012 and 2013 surveys, the year-over-year change in the average rent for a two-bedroom apartment unit in October 2013 was four per cent.
- The vacancy rate for townhouse rentals increased to 3.2 per cent in October 2013 from 1.7 per cent in October 2012.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

Primary Rental Market Survey

Saskatoon's overall apartment vacancy rate stable

The average apartment vacancy rate[1] in the Saskatoon Census Metropolitan Area (CMA) was 2.7 per cent in October 2013, relatively unchanged from 2.6 per cent one year earlier. Strong employment growth and elevated net migration to the city have resulted in steady demand for rental accommodation in Saskatoon this year.

In the fall 2013 survey, the apartment vacancy rates in Saskatoon's eight zones ranged from 5.4 per cent in the Southwest to 1.3 per cent in Outlying Areas of the CMA. Traditionally, the Southwest zone has had the highest vacancy rate in the city given it has a higher proportion of older structures. Compared to last fall, the October 2013 survey found that apartment vacancies increased in five of the eight zones comprising the CMA. In Outlying Areas outside of City limits, renters are competing for a relatively small volume of units in the rental universe, hence the comparatively lower vacancy rate. The North zone, which experienced the strongest additions to the rental market universe from October 2012 to October 2013, recorded the highest gain in vacancies of 2.8 percentage points. Meanwhile, the average apartment vacancy rates declined in the West, Central and Southwest zones from the previous survey.

Across bedroom types, Saskatoon's lowest vacancy rate this fall was recorded in units with three or more bedrooms at 1.7 per cent, while one-bedroom and bachelor suites recorded vacancy rates of 2.6 per cent and 2.7 per cent, respectively. Among the highest vacancy rates in October 2013 was in two-bedroom apartment

Figure 2

Source: CMHC October Rental Market Survey - Structures of 3+ units

[1] Based on privately-initiated rental apartment structures of three or more units.

units, at 3.0 per cent. Two-bedroom suites were the only bedroom type that posted an increase in vacancies between the two October surveys, rising 0.6 of a percentage point. The vacancy rate in three-bedroom+ units declined 0.7 of a percentage point to 1.7 per cent this fall from 2.4 per cent in October 2012. Meanwhile, the vacancy rate in bachelor suites was 2.7 per cent in October 2013 compared to 3.4 per cent in the fall of 2012. Among one-bedroom suites, the vacancy rate was relatively unchanged between the two October surveys.

Newer structures in the Saskatoon CMA continued to have a lower vacancy rate relative to older buildings. Apartments in structures built from 1990 to 1999 had a vacancy rate of zero per cent, while those constructed in 2000 or later reported a 0.9 per cent vacancy rate. By comparison, structures built in 1989 or earlier reported average vacancy rates ranging from 2.5 to 3.1 per cent.

Figure 3

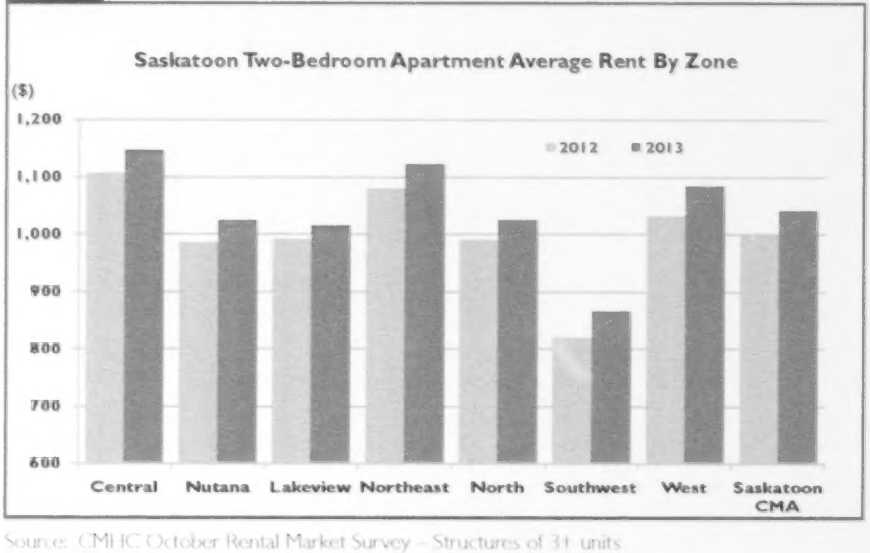
Source: CMHC October Rental Market Survey – Structures of 3+ units

Average rents increase in all eight zones

With vacancies remaining below three per cent, upward pressure on average rents within the Saskatoon CMA has continued in 2013. In structures common to both the 2012 and 2013 October surveys[2], two-bedroom apartment rents increased on average by four per cent over the previous year. This compares to a 2.4 per cent increase in two-bedroom fixed-sample rents from October 2011 to October 2012. Fixed-sample rents for all types of apartment suites increased 4.1 per cent year-over-year in October 2013, following a 2.9 per cent increase last fall.

Apartments with three or more bedrooms reported the largest fixed-sample rent increase, rising 5.1 per cent between the two surveys. Bachelor and two-bedroom suites had among the smallest year-over-year increase in average fixed-sample monthly rents, at four per cent. Meanwhile, renters of one-bedroom apartments saw a fixed-sample average rent increase of 4.5 per cent

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2012 and 2013 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

between the two surveys.

Average monthly rents increased in all of the eight zones that constitute the Saskatoon CMA. On a fixed-sample basis, the Southwest zone had among the largest increases in the average rent for two-bedroom apartments, at 5.2 per cent over last October. This area also experienced the largest decrease in vacancies in this bedroom category between the two October surveys. Lakeview reported among the smallest increases in the average two-bedroom rent, at 3.1 per cent in October 2013.

Considering both new and existing structures, the average monthly rent for a two-bedroom apartment in the Saskatoon CMA was $1,041 in October 2013. The Central zone continued to have among the highest average monthly rents for a two-bedroom apartment this October, at $1,147. Higher rents in this zone are supported by proximity to the downtown and University of Saskatchewan. Meanwhile, the Outlying Areas recorded the lowest average monthly rent for a two-bedroom apartment, at $792, followed by the Southwest zone, at $866.

Supply of private rental apartments relatively unchanged

In October 2013, the universe of purpose-built rental apartments across the Saskatoon CMA was relatively unchanged at 12,841 units compared to 12,839 in October 2012. This follows an increase of 361 units to Saskatoon's rental universe between October 2011 and October 2012, largely due to new construction. The results of the current survey showed that the largest gain in the rental apartment universe was recorded in the North zone, with the addition of 41 units. Meanwhile, Nutana recorded a decline in the rental apartment universe, with the removal of 52 units.

Figure 5

Source: CMHC October Rental Market Survey – Structures of 3+ units

From July 2012 to June 2013, there were only five rental apartment units completed in the Saskatoon CMA. This followed 370 completions during the previous 12-month period.[3] The number of apartment rentals removed from the universe in the past year via condominium conversion totalled 53 units, compared to none from October 2011 to October 2012. An additional number of units were also removed from the universe due to renovation or demolition. Countering the removals were a higher number of units that had previously been temporarily removed from the universe due to renovation, but were added back to the rental stock in the October 2013 survey.

Saskatoon's overall availability rate rises slightly

In October 2013, Saskatoon's apartments had an availability rate[4] of 4.1 per cent, up from 3.8 per cent in last year's survey. Two-bedroom units had the highest availability rate at 4.8 per cent, up from 3.8 per cent a year earlier. Meanwhile, three-bedroom+ units had the lowest availability rate at 1.9 per cent, down 1.3 percentage points from October 2012. The availability rate in one-bedroom units was relatively unchanged at 3.7 per cent this fall, while the availability rate in bachelor suites declined 1.9 percentage points to 3.1 per cent from the October 2012 survey.

Across all bedroom types, the availability rate ranged from 6.5 per

[3] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

[4] A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

cent in the North zone to 1.3 per cent in the Outlying Areas. Within the Saskatoon CMA, availability rates were higher in three of the eight zones within the CMA, with the North zone recording the largest year-over-year gain of 3.1 percentage points. The availability rate in the West zone was 4.4 per cent in October 2013 compared to four per cent in last year's survey. The Central zone recorded largest decline in the availability rate, down 1.7 percentage points to 3.3 per cent from five per cent in October 2012.

Row vacancy rates move higher

While the vacancy rate in Saskatoon's apartment market was relatively stable from the previous year, row (townhouse) rentals recorded an increase in vacancy to 3.2 per cent in October 2013, up from 1.7 per cent in October 2012. Across all bedroom types within the City of Saskatoon, the vacancy rate for row units increased to 2.3 per cent this fall from 1.8 per cent in the October 2012 survey. Similarly, the availability rate among row units across the Saskatoon CMA increased two percentage points to 4.7 per cent this October from 2.7 per cent last fall.

Given the rise in row vacancies, there was little incentive for landlords to increase rents in 2013. In structures common to both the October 2012 and October 2013 surveys, the average rent for a two-bedroom townhouse across the Saskatoon CMA was unchanged from October 2012. This compares to a 2.7 per cent gain in fixed-sample two-bedroom rents one year earlier. In new and existing structures, the average monthly rent for two-bedroom townhouses across the Saskatoon CMA was $1,039 in the October 2013, slightly lower than the average reported for apartment units.

Secondary Rental Market Survey[5]

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Secondary Rental Market Survey: Condominium Apartments

Vacancies remain low in Rental Condominium Apartments

Similar to the case with Saskatoon's purpose-built apartment rental market, the vacancy rate in rental condominium apartments across the Saskatoon CMA was little changed between the two October surveys, at 0.7 per cent in October 2013 compared to 0.9 per cent last fall.

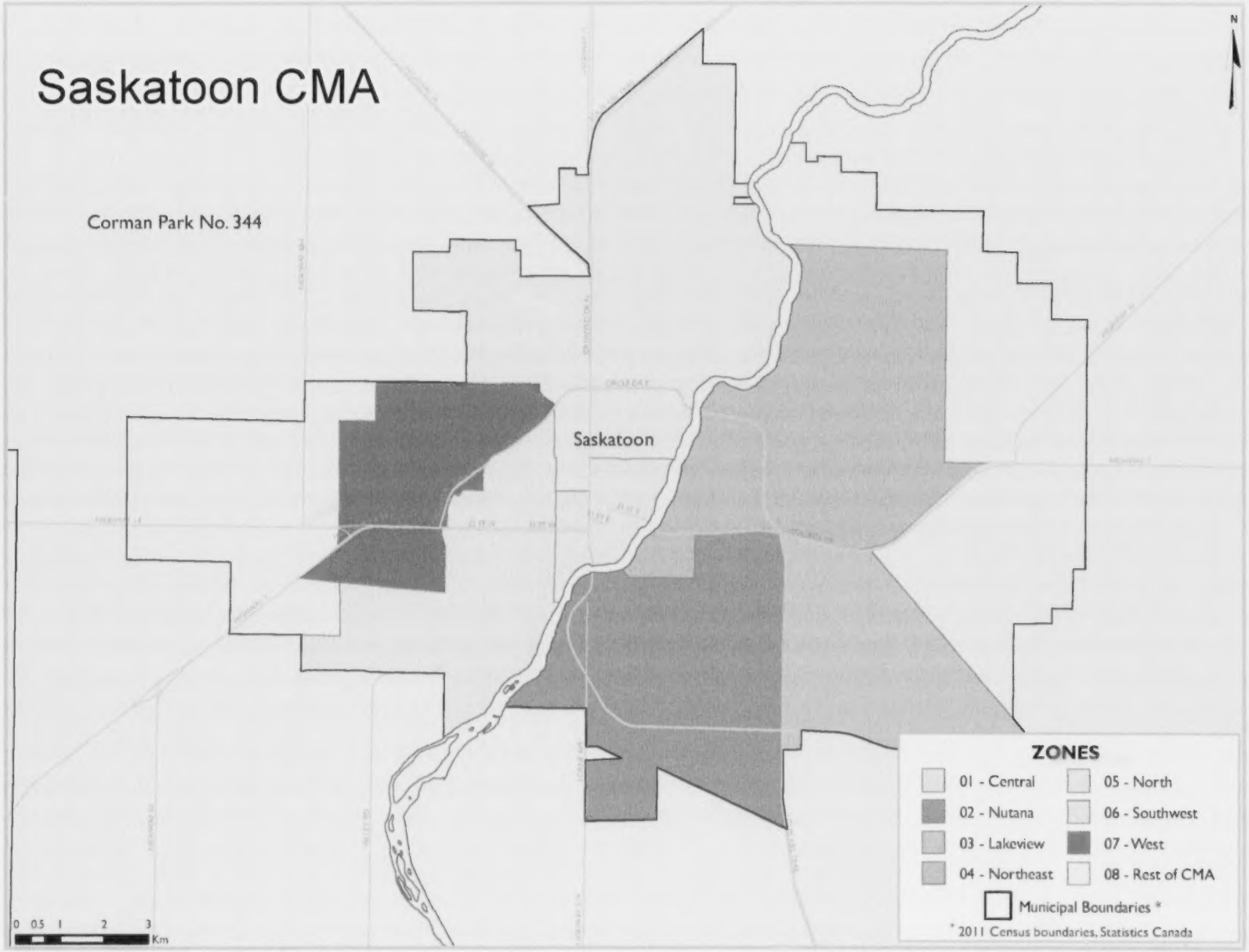
The survey's results recorded a total universe of 9,417 condominium apartment units in October 2013, 7.4 per cent higher than the universe of 8,772 units in October 2012. Of these, 1,884 suites were identified as rental, up from 1,809 last year. The proportion of condominium units indentified as investor-owned and rented rather than owner-occupied was relatively unchanged at 20.0 per cent in October 2013 compared to 20.6 per in October 2012.

Secondary Rental Market Survey: Other Dwelling Types

A total of 13,386 households were estimated to be renting in Saskatoon's secondary market in other dwelling types this fall. This compares with an estimated 13,162 households in October 2012. In the current survey, there were an estimated 3,928 households renting single-detached units, compared to 3,706 households in the October 2012 survey. The number of households renting semi-detached, row or duplex units this year was estimated at 5,193.

Results for all unit types showed that the average monthly rent remained relatively stable at $978 in October 2013. Meanwhile, the average monthly rent for semi-detached, row, and duplex units was $1,108 in October 2013, compared to $1,041 in October 2012.

[5] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Saskatoon CMA
Corman Park No. 344
Saskatoon
N
ZONES
01 - Central
02 - Nutana
03 - Lakeview
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 0.5 1 2 3
Km

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - Census tracts: 0007, 0008, 0015 and 0016.
Zone 2	**Nutana** - Census tracts: 0001, 0002.01, 0002.02, 0003, 0004, 0009, 0010, 0011.01, 0011.02 and 0011.03.
Zone 3	**Lakeview** - Census tracts: 0012.01, 0012.02, 0012.03, 0012.04, 0012.06, 0012.07, 0012.08 and 0012.09.
Zone 4	**Northeast** - Census tracts: 0013.01, 0013.02, 0013.04, 0013.05, 0013.06, 0013.07 and 0014.
Zone 5	**North** - Census tracts: 0020, 0021.01, 0021.02, 0021.03, 0021.04, 0021.05 and 0022.
Zone 6	**Southwest** - Census tracts: 0005, 0006.01, 0006.02, 0017 and 0019.
Zone 7	**West** - Census tracts: 0006.03, 0006.04, 0018.01, 0018.02, 0018.03, 0018.04 and 0018.05.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas** - Census tracts: 0100.01, 0100.02, 0101, 0102.01, 0102.02, 0103, 0104, 0105 and 0110.
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	**	5.5	4.1	1.9	3.0	2.1	0.0	0.0	3.9	2.2
Zone 2 - Nutana	0.5	1.4	1.1	1.9	1.5	1.8	0.0	3.4	1.2	1.8
Zone 3 - Lakeview	12.2	0.0	1.2	3.3	2.3	3.9	0.0	7.4	2.1	3.8
Zone 4 - Northeast	1.3	1.3	1.3	2.0	1.4	1.9	**	**	1.3	1.8
Zone 5 - North	**	**	1.4	1.8	1.6	5.6	**	**	1.5	4.3
Zone 6 - Southwest	3.6	0.0	8.4	7.0	6.1	5.4	4.7	0.8	6.7	5.4
Zone 7 - West	**	0.0	2.7	2.4	2.4	2.0	3.0	1.4	2.6	2.0
Saskatoon City (Zones 1-7)	3.4	2.8	2.7	2.6	2.5	3.0	2.5	1.8	2.6	2.7
Zone 8 - Outlying Areas	**	**	**	0.0	0.0	2.8	**	0.0	0.0	1.3
Saskatoon CMA	**3.4**	**2.7**	**2.7**	**2.6**	**2.4**	**3.0**	**2.4**	**1.7**	**2.6**	**2.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	701	701	870	905	1,107	1,147	1,115	1,150	943	973
Zone 2 - Nutana	635	653	797	822	986	1,024	1,161	1,213	877	907
Zone 3 - Lakeview	678	691	828	852	993	1,016	1,082	1,146	944	968
Zone 4 - Northeast	616	613	810	833	1,080	1,122	1,247	1,315	959	992
Zone 5 - North	596	640	827	856	991	1,026	**	**	927	959
Zone 6 - Southwest	574	622	696	742	820	866	953	1,036	785	832
Zone 7 - West	732	727	845	877	1,033	1,084	1,054	1,089	990	1,031
Saskatoon City (Zones 1-7)	656	666	816	846	1,004	1,043	1,056	1,112	918	951
Zone 8 - Outlying Areas	**	**	658	**	762	792	1,092	1,164	824	861
Saskatoon CMA	**655**	**666**	**815**	**845**	**1,002**	**1,041**	**1,057**	**1,114**	**918**	**951**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	186	182	1,160	1,159	769	774	16	16	2,131	2,131
Zone 2 - Nutana	221	219	1,582	1,546	1,426	1,412	57	57	3,286	3,234
Zone 3 - Lakeview	24	24	426	428	1,055	1,054	41	40	1,546	1,546
Zone 4 - Northeast	80	81	410	411	669	664	31	33	1,190	1,189
Zone 5 - North	14	15	389	405	635	660	15	14	1,053	1,094
Zone 6 - Southwest	29	34	477	481	701	703	126	125	1,333	1,343
Zone 7 - West	31	32	503	507	1,465	1,464	225	225	2,224	2,228
Saskatoon City (Zones 1-7)	585	587	4,947	4,937	6,720	6,731	511	510	12,763	12,765
Zone 8 - Outlying Areas	1	1	19	19	36	36	20	20	76	76
Saskatoon CMA	**586**	**588**	**4,966**	**4,956**	**6,756**	**6,767**	**531**	**530**	**12,839**	**12,841**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	8.3	5.5	5.3	3.1	3.8	3.2	0.0	0.0	5.0	3.3
Zone 2 - Nutana	2.0	1.4	2.6	2.6	2.9	3.6	0.0	3.4	2.6	3.0
Zone 3 - Lakeview	12.2	0.0	2.1	4.8	3.6	5.6	0.0	7.4	3.2	5.4
Zone 4 - Northeast	2.6	1.3	1.8	2.6	2.6	2.6	3.3	**	2.4	2.4
Zone 5 - North	**	**	3.6	3.3	3.4	8.4	**	**	3.4	6.5
Zone 6 - Southwest	3.6	5.8	8.8	7.6	6.7	5.8	5.5	0.8	7.2	6.0
Zone 7 - West	**	0.0	3.6	4.4	4.1	4.8	3.5	1.9	4.0	4.4
Saskatoon City (Zones 1-7)	5.0	3.1	3.9	3.7	3.8	4.8	3.1	2.0	3.9	4.2
Zone 8 - Outlying Areas	**	**	**	0.0	0.0	2.8	5.7	0.0	1.5	1.3
Saskatoon CMA	**5.0**	**3.1**	**3.9**	**3.7**	**3.8**	**4.8**	**3.2**	**1.9**	**3.8**	**4.1**

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** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Central	++	3.2	3.5	4.1	2.8	3.4	++	5.7	3.2	3.9
Zone 2 - Nutana	5.4	4.3	3.4	3.8	2.3	4.0	2.8	6.3	3.3	3.9
Zone 3 - Lakeview	5.4	2.4	1.1	3.0	0.4	3.1	-0.9	6.8	0.5	3.5
Zone 4 - Northeast	9.7	**	3.9	4.9	3.6	5.0	4.2	3.6	3.7	4.6
Zone 5 - North	3.6	6.7	3.0	2.7	2.3	3.0	**	**	2.6	3.0
Zone 6 - Southwest	**	5.4	5.2	8.4	4.3	5.2	6.0	8.0	4.7	5.8
Zone 7 - West	4.6	4.9	3.0	5.4	2.1	4.1	2.4	2.5	2.2	4.5
Saskatoon City (Zones 1-7)	4.4	4.0	3.2	4.5	2.4	4.0	2.6	5.2	2.9	4.1
Zone 8 - Outlying Areas	**	**	**	**	6.7	4.4	5.9	**	4.1	3.4
Saskatoon CMA	**4.4**	**4.0**	**3.3**	**4.5**	**2.4**	**4.0**	**2.7**	**5.1**	**2.9**	**4.1**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA										
Pre 1940	13.4	11.8	9.4	1.7	1.8	0.0	**	**	8.1	3.1
1940 - 1959	0.0	**	2.1	3.5	1.1	1.1	**	**	1.6	2.5
1960 - 1974	1.5	1.1	2.1	2.3	3.0	3.6	0.0	5.0	2.4	2.7
1975 - 1989	2.7	1.8	2.5	2.9	2.5	3.3	2.8	1.2	2.6	3.0
1990 - 1999	-	-	**	0.0	0.0	0.0	**	0.0	1.1	0.0
2000+	-	-	3.6	3.5	1.0	0.8	**	**	1.1	0.9
Total	3.4	2.7	2.7	2.6	2.4	3.0	2.4	1.7	2.6	2.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA										
Pre 1940	753	740	810	820	887	918	**	**	822	832
1940 - 1959	570	598	698	748	887	907	1,094	1,101	767	803
1960 - 1974	623	638	796	820	982	1,020	1,095	1,135	860	886
1975 - 1989	697	708	840	876	979	1,015	1,043	1,101	932	967
1990 - 1999	-	-	**	**	894	**	1,192	1,265	890	908
2000+	-	-	1,029	1,066	1,229	1,289	**	**	1,221	1,281
Total	655	666	815	845	1,002	1,041	1,057	1,114	918	951

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA										
3 to 5 Units	0.0	0.0	2.2	1.0	1.9	1.8	2.1	0.0	2.0	1.1
6 to 19 Units	2.1	1.6	2.6	3.2	4.2	4.5	2.8	1.5	3.3	3.6
20 to 49 Units	**	6.5	4.4	2.9	2.7	2.8	3.1	0.7	3.4	2.8
50 to 99 Units	0.0	1.1	0.6	1.1	1.2	2.4	0.0	5.7	0.9	2.0
100+ Units	**	**	0.7	2.1	0.7	2.0	**	**	0.6	2.0
Total	3.4	2.7	2.7	2.6	2.4	3.0	2.4	1.7	2.6	2.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA										
3 to 5 Units	594	634	634	682	925	949	1,130	1,200	841	879
6 to 19 Units	600	617	750	778	912	968	998	1,103	812	850
20 to 49 Units	718	708	805	830	942	972	1,023	1,070	894	921
50 to 99 Units	649	648	879	910	1,108	1,147	1,149	1,181	1,016	1,051
100+ Units	**	**	1,021	1,080	1,250	1,290	**	**	1,136	1,184
Total	655	666	815	845	1,002	1,041	1,057	1,114	918	951

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	**	0.0	**	2.8	6.6	3.3	0.0	1.2	0.5	1.5
Zone 2 - Nutana	3.0	1.6	1.7	2.5	0.6	1.5	0.7	0.8	**	**
Zone 3 - Lakeview	-	-	3.3	4.5	2.0	4.1	1.8	2.7	**	**
Zone 4 - Northeast	0.0	1.9	1.7	2.9	2.5	1.2	0.2	1.2	-	-
Zone 5 - North	**	0.0	1.6	6.6	1.6	3.2	1.3	6.6	-	-
Zone 6 - Southwest	5.4	2.3	7.9	6.7	6.2	4.8	-	-	-	-
Zone 7 - West	**	**	0.3	4.5	4.3	1.6	1.1	1.8	**	**
Saskatoon City (Zones 1-7)	2.2	1.2	3.3	3.6	3.5	2.8	0.9	2.0	0.6	2.0
Zone 8 - Outlying Areas	**	0.0	**	**	**	**	-	-	-	-
Saskatoon CMA	**2.0**	**1.1**	**3.3**	**3.6**	**3.4**	**2.8**	**0.9**	**2.0**	**0.6**	**2.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	**	**	**	**	**	**	**	**	**	0.0
$500 - $599	3.1	2.0	0.9	1.6	**	**	**	**	1.9	1.8
$600 - $699	2.1	1.0	1.6	1.4	0.0	0.0	**	**	1.6	1.2
$700 - $799	0.0	3.2	3.6	2.8	1.3	1.8	**	**	2.8	2.7
$800+	14.4	8.8	2.7	2.9	2.6	3.2	2.5	1.7	2.7	3.1
Total	3.4	2.7	2.7	2.6	2.4	3.0	2.4	1.7	2.6	2.7

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	-	-	**	**	**	0.0	**	**	**	0.0
Zone 2 - Nutana	**	**	**	**	0.0	0.0	**	**	0.0	0.6
Zone 3 - Lakeview	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	**	**	**	0.0	0.0	**	0.0
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	4.5	10.7
Zone 7 - West	-	-	-	-	**	-	**	-	**	-
Saskatoon City (Zones 1-7)	**	**	**	**	2.2	0.0	1.6	3.8	1.8	2.3
Zone 8 - Outlying Areas	-	-	-	-	1.2	8.9	**	**	1.1	9.1
Saskatoon CMA	**	**	**	**	**2.0**	**2.4**	**1.6**	**4.0**	**1.7**	**3.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	-	-	**	**	**	817	**	**	**	783
Zone 2 - Nutana	**	**	**	**	1,145	**	**	**	1,204	**
Zone 3 - Lakeview	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	**	**	**	1,262	1,322	1,262	1,322
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1,185	1,183
Zone 7 - West	-	-	-	-	**	-	**	-	**	-
Saskatoon City (Zones 1-7)	**	**	746	**	1,081	1,135	1,250	1,281	1,174	1,222
Zone 8 - Outlying Areas	-	-	-	-	798	797	**	**	808	828
Saskatoon CMA	**	**	**746**	**	**1,000**	**1,039**	**1,244**	**1,276**	**1,127**	**1,172**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	0	0	10	10	22	21	3	2	35	33
Zone 2 - Nutana	1	1	7	7	170	169	152	154	330	331
Zone 3 - Lakeview	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	1	1	7	7	55	55	63	63
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	0	n/a	0	n/a	2	n/a	1	n/a	3	n/a
Saskatoon City (Zones 1-7)	2	2	21	21	213	209	365	365	601	597
Zone 8 - Outlying Areas	0	0	0	0	81	79	10	9	91	88
Saskatoon CMA	**2**	**2**	**21**	**21**	**294**	**288**	**375**	**374**	**692**	**685**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	-	-	**	**	**	0.0	**	**	**	0.0
Zone 2 - Nutana	**	**	**	**	1.2	1.2	**	**	0.6	2.4
Zone 3 - Lakeview	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	**	**	**	0.0	0.0	**	0.0
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	5.4	11.6
Zone 7 - West	-	-	-	-	**	-	**	-	**	-
Saskatoon City (Zones 1-7)	**	**	**	**	3.2	2.3	1.9	5.2	2.3	4.0
Zone 8 - Outlying Areas	-	-	-	-	6.2	8.9	**	**	5.7	9.1
Saskatoon CMA	**	**	**	**	**4.1**	**4.1**	**1.8**	**5.3**	**2.7**	**4.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Central	-	-	**	**	**	**	**	**	**	**
Zone 2 - Nutana	**	**	**	**	1.9	**	**	**	1.6	**
Zone 3 - Lakeview	-	-	-	-	-	-	-	**	-	**
Zone 4 - Northeast	-	-	**	**	**	**	3.7	4.8	3.7	4.8
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	2.1	++
Zone 7 - West	-	-	-	-	**	-	**	-	**	-
Saskatoon City (Zones 1-7)	**	**	**	**	2.0	++	1.7	3.1	1.9	**
Zone 8 - Outlying Areas	-	-	-	-	5.7	++	**	**	5.4	++
Saskatoon CMA	**	**	**	**	**2.7**	++	**1.6**	**3.1**	**2.4**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	**	5.5	4.0	1.9	3.5	2.0	0.0	0.0	4.0	2.2
Zone 2 - Nutana	0.5	1.4	1.1	1.9	1.3	1.6	0.0	1.9	1.1	1.7
Zone 3 - Lakeview	12.2	0.0	1.2	3.3	2.3	3.9	1.1	3.3	2.1	3.7
Zone 4 - Northeast	1.3	1.3	1.3	2.0	1.4	1.9	0.0	0.0	1.3	1.7
Zone 5 - North	0.0	**	1.4	1.8	1.6	5.6	**	**	1.5	4.3
Zone 6 - Southwest	3.6	0.0	8.4	7.0	6.0	5.3	4.7	5.6	6.5	5.8
Zone 7 - West	**	0.0	2.7	2.4	2.4	2.0	3.0	1.4	2.6	2.0
Saskatoon City (Zones 1-7)	3.4	2.7	2.7	2.6	2.5	2.9	2.1	2.7	2.6	2.7
Zone 8 - Outlying Areas	**	**	**	0.0	0.9	7.0	0.0	3.4	0.6	5.5
Saskatoon CMA	**3.4**	**2.7**	**2.7**	**2.5**	**2.4**	**2.9**	**2.1**	**2.7**	**2.5**	**2.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	701	701	868	903	1,099	1,139	1,086	1,124	940	970
Zone 2 - Nutana	635	653	798	822	1,003	1,042	1,252	1,298	908	940
Zone 3 - Lakeview	678	691	828	852	993	1,016	1,148	1,204	952	976
Zone 4 - Northeast	616	613	810	833	1,080	1,122	1,257	1,320	975	1,009
Zone 5 - North	596	640	827	856	989	1,024	**	**	926	959
Zone 6 - Southwest	574	622	696	742	820	866	1,068	1,109	816	859
Zone 7 - West	732	727	845	877	1,032	1,084	1,055	1,089	990	1,031
Saskatoon City (Zones 1-7)	656	666	816	845	1,006	1,045	1,136	1,185	930	964
Zone 8 - Outlying Areas	**	**	658	**	787	795	1,054	1,142	815	843
Saskatoon CMA	**655**	**666**	**815**	**845**	**1,002**	**1,041**	**1,134**	**1,184**	**928**	**962**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	186	182	1,170	1,169	791	795	19	18	2,166	2,164
Zone 2 - Nutana	222	220	1,589	1,553	1,596	1,581	209	211	3,616	3,565
Zone 3 - Lakeview	24	24	426	428	1,055	1,054	91	90	1,596	1,596
Zone 4 - Northeast	80	81	411	412	676	671	86	88	1,253	1,252
Zone 5 - North	15	16	392	408	639	664	15	14	1,061	1,102
Zone 6 - Southwest	29	34	477	481	709	711	230	229	1,445	1,455
Zone 7 - West	31	32	503	507	1,467	1,464	226	225	2,227	2,228
Saskatoon City (Zones 1-7)	587	589	4,968	4,958	6,933	6,940	876	875	13,364	13,362
Zone 8 - Outlying Areas	1	1	19	19	117	115	30	29	167	164
Saskatoon CMA	**588**	**590**	**4,987**	**4,977**	**7,050**	**7,055**	**906**	**904**	**13,531**	**13,526**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Central	8.3	5.5	5.2	3.1	4.3	3.1	0.0	0.0	5.1	3.3
Zone 2 - Nutana	2.0	1.4	2.6	2.6	2.7	3.4	0.0	3.8	2.5	2.9
Zone 3 - Lakeview	12.2	0.0	2.1	4.8	3.6	5.6	1.1	4.4	3.2	5.3
Zone 4 - Northeast	2.6	1.3	1.8	2.5	2.6	2.6	1.1	0.0	2.2	2.3
Zone 5 - North	0.0	**	3.6	3.3	3.3	8.6	**	**	3.3	6.7
Zone 6 - Southwest	3.6	5.8	8.8	7.6	6.6	5.9	5.6	5.6	7.1	6.4
Zone 7 - West	**	0.0	3.6	4.4	4.1	4.8	3.4	1.9	4.0	4.4
Saskatoon City (Zones 1-7)	5.0	3.1	3.9	3.7	3.8	4.7	2.6	3.3	3.8	4.1
Zone 8 - Outlying Areas	**	**	**	0.0	4.3	7.0	**	3.4	3.8	5.5
Saskatoon CMA	**5.0**	**3.1**	**3.9**	**3.6**	**3.8**	**4.7**	**2.6**	**3.3**	**3.8**	**4.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Central	++	3.2	3.5	4.2	2.8	3.3	++	**	3.2	3.8
Zone 2 - Nutana	5.3	4.3	3.3	3.8	2.2	3.8	2.3	5.0	3.1	3.9
Zone 3 - Lakeview	5.4	2.4	1.1	3.0	0.4	3.1	++	6.4	0.5	3.6
Zone 4 - Northeast	9.7	**	3.9	4.9	3.6	5.0	4.1	3.9	3.7	4.6
Zone 5 - North	**	6.7	3.0	2.7	2.3	3.0	**	**	2.6	3.0
Zone 6 - Southwest	**	5.4	5.2	8.4	4.2	5.3	4.5	6.2	4.4	5.3
Zone 7 - West	4.6	4.9	3.0	5.4	2.1	4.1	2.4	2.5	2.2	4.5
Saskatoon City (Zones 1-7)	4.3	4.0	3.2	4.5	2.4	3.9	2.4	4.8	2.8	4.1
Zone 8 - Outlying Areas	**	**	**	**	6.1	1.8	**	2.1	4.9	1.7
Saskatoon CMA	**4.4**	**4.0**	**3.2**	**4.5**	**2.4**	**3.9**	**2.4**	**4.7**	**2.9**	**4.0**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatoon CMA - October 2013

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA	0.9	0.7	2.6	2.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Saskatoon CMA - October 2013

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA				
3 to 24 Units	2.1	2.2	3.0	3.1
25 to 49 Units	1.0	1.2	3.8	3.0
50+ Units	0.8	0.1	0.8	2.0
Total	0.9	0.7	2.6	2.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Saskatoon CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA	8,772	9,417	1,809	1,884	20.6	20.0	0.9	0.7

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Saskatoon CMA - October 2013

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA								
3 to 24 Units	1,093	1,263	231	299	21.1	23.6	2.1	2.2
25 to 49 Units	2,062	1,910	282	319	13.7	16.7	1.0	1.2
50+ Units	5,617	6,244	1,283	1,262	22.8	20.2	0.8	0.1
Total	8,772	9,417	1,809	1,884	20.6	20.0	0.9	0.7

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2013

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Saskatoon CMA										
Single Detached	**	**	**	**	902	**	1,252	**	1,186	**
Semi detached, Row and Duplex	**	**	**	**	**	**	1,089	1,118	1,041	1,108
Other-Primarily Accessory Suites	**	**	477	528	853	915	1,197	1,145	837	830
Total	**	**	471	539	912	1,002	1,174	1,072	1,004	978

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Saskatoon CMA - October 2013

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-12	Oct-13
Saskatoon CMA		
Single Detached	3,706	3,928
Semi detached, Row and Duplex	4,661	5,193
Other-Primarily Accessory Suites	4,795	4,264
Total	13,162	13,386

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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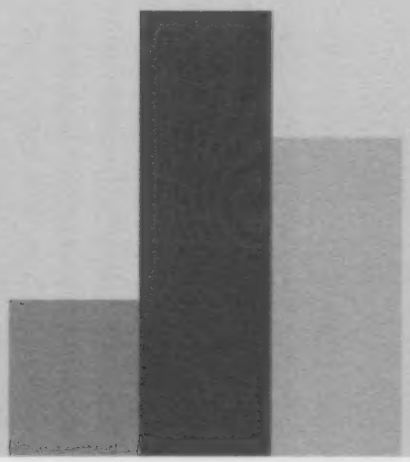

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
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